



Hanover Walk, Hanover Estate, Winlaton Tyne And Wear, NE21 6ES

CHAIN FREE Living Local is delighted to welcome to the market, this lovely three bedroom semi detached family home on Hanover Walk! To the ground floor there is an entrance porch, open plan lounge and dining area, kitchen with separate utility area. To the first floor there are three good sized bedrooms and a white suite family bathroom. Externally with easy to maintain gardens front, side and rear along with detached garage/ driveway to the back of the garden area. With its ideal location close to parks, playing fields, schools and local village this is simply not a property to be missed out on! EPC Rating D.



CHAIN FREE

Semi Detached Family Home

Three Bedrooms

Detached Garage & Driveway

Lovely Gardens

EPC Rating D

Offers Over £170,000

Entrance Porch 6' 5" x 2' 11" (1.96m x 0.89m)

Lounge 14' 0" x 11' 6" (4.26m x 3.51m) *Max*
Spacious lounge overlooking the front garden.

Dining Area 10' 8" x 8' 10" (3.26m x 2.68m)
Open plan lounge and dining area with pleasant outlooks to the gardens.

Kitchen 10' 7" x 9' 6" (3.22m x 2.89m)
Fitted with a range of wall and base units for storage and integrated oven/hob.

Utility room 8' 9" x 8' 1" (2.66m x 2.47m)
Ideal for white goods and access to the rear garden.

Bedroom 1 11' 11" x 10' 0" (3.64m x 3.04m) *Max*
Overlooks the front street which hosts a lovely grass stretch and open walk way leading to Windy Fields and Winlaton Village.

Bedroom 2
Overlooks the rear garden area.

Bedroom 3 8' 4" x 7' 5" (2.53m x 2.26m) *Max*
Features a built in cupboard for storage and loft access.

Family Bathroom 8' 7" x 6' 1" (2.62m x 1.85m)
The bathroom features a white suite bath with overhead shower, w/c and wash basin.

Garage 17' 6" x 8' 11" (5.33m x 2.72m)
The detached garage has access both front electric shutter and rear lockable door. There is also a small private walk way to the side of the garage leading into the back garden.

Externally
This lovely home benefits from gardens to the front, side and rear with a detached garage/driveway to the end of the garden.

Additional Information
This is a freehold property. EPC Rating D. Council Tax Band C.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



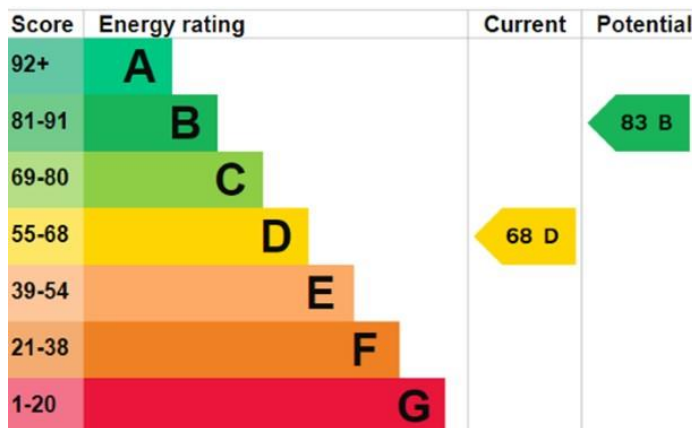


Floorplan



Total area: approx. 104.1 sq. metres (1120.1 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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